Karen Johnson Davidson County
Batch# 841492 DEEDQC
04/19/2022 09:06:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220419-0044646

PREPARED BASED ON PRIOR DEED. TITLE SEARCH NOT PROVIDED

Prepared and Return to:
Amy Cross Nance Attorney at Law, PLLC
103 Forrest Crossing Blvd Suite 205
Franklin, Tennessee 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF April, 2022.

Notary Public
My Commission Expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner	Send Tax Bills	Map-Parcel Numbers
Thomas Kamenos **4716 Hessey Road** **Mount Juliet, TN 37122**	**Same**	**110-00-0-075.00**

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged that William Kamenos and Yolanda Kamenos, husband and wife, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto Thomas Kamenos his heirs and/or assigns, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

THIS CERTAIN PARCEL OF REAL ESTATE SITUATED AND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, AND BEING DESCRIBED AS FOLLOWS TO-WIT:

Beginning at an iron pin on the east margin of a 50' ingress/egress maintenance easement at the southwest corner of 4720 Hessey Rd.; travel thence S 85° 47' 02" E a distance of 577.01' to an iron pin; thence S 08° 46' 44" E a distance of 200.75' to an iron pin; thence N 81° 10' 16" W a distance of 631.58' to an iron pin; thence N 07° 08' 02" E a distance of 145.00' to an iron pin; which is the point of beginning, having an area of 102,203.01 square feet, 2.35 acres according to a survey performed by Elkins Surveying Company dated 1-17-2022.

Being part of the same property conveyed to William Kamenos and Yolanda Kamenos, husband and wife, by deed from David P. Risner, an unmarried man, of record in Instrument No. 20220121-0008233, Register's Office for Davidson County, Tennessee.

Together with a 50' Easement from Hessey Road granted in Book 6139 Page 208, Register's Office for Davidson County, Tennessee, by James W. Odum and wife, Gladys M. Odum. Easement runs with the property.

This is improved property known as 4716 Hessey Road, Mount Juliet, Tennessee 37122.

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 11 day of April, 2022.

William Kamenos

Yolanda Kamenos

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Kamenos and Yolanda Kamenos the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 11th day of April, 2022.

Notary Public

My Commission expires 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Emily Hobbs, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this 11th day of April 2022

Dated April 11, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Emily Hobbs who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 11th day of April, 2022

My commission expires: 2/12/23

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY